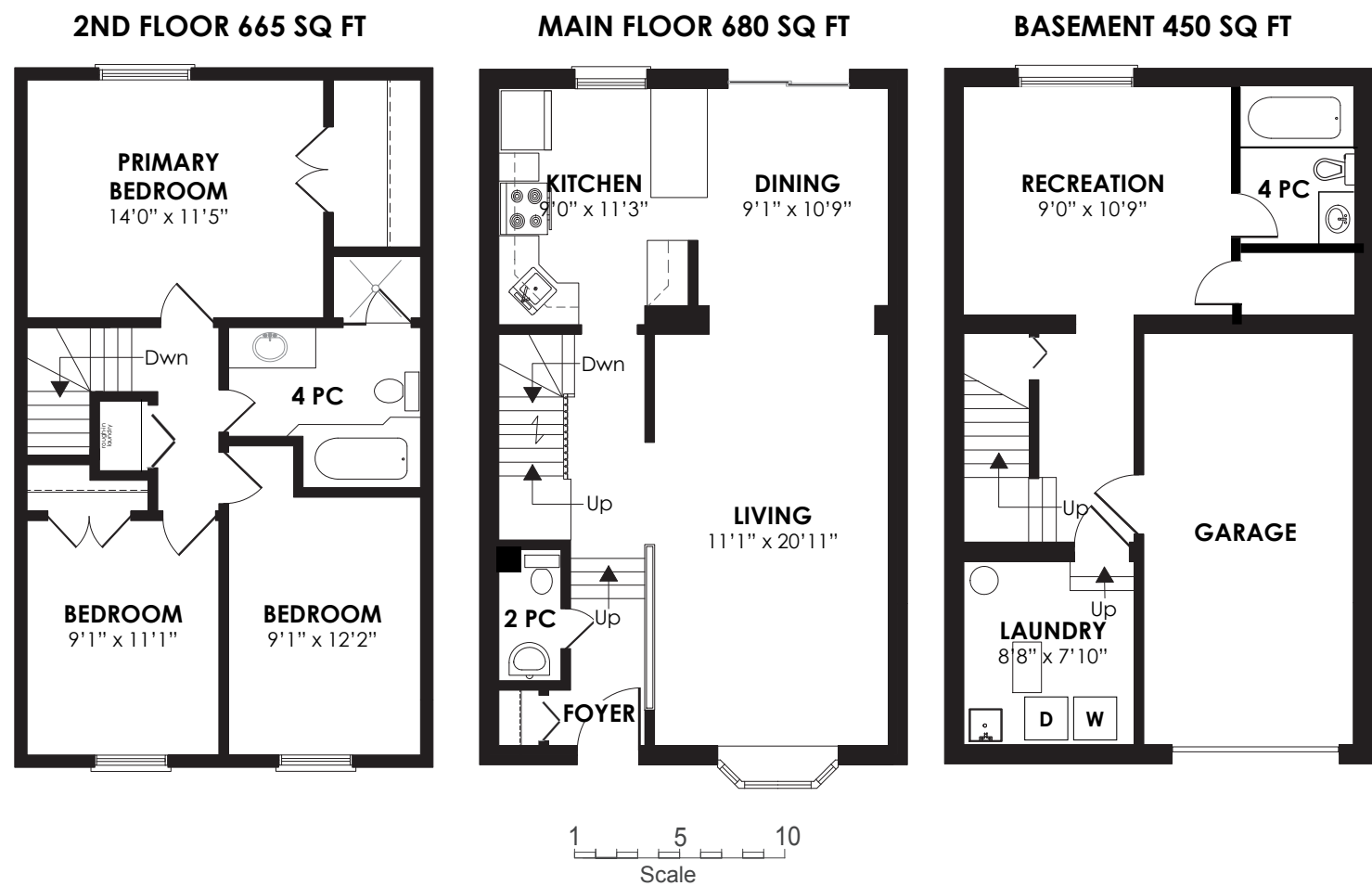


# Floor Plan



# WELCOME TO 53 Stonedale Placeway



**TAXES:** \$4,093.79/21      **BATHROOMS:** 2x4, 1x2      **BEDROOMS:** 3  
**PARKING:** Single car garage + 1 car parking      **POSSESSION:** September/TBA  
**MAINTENANCE FEES:**  
\$731.38/mo (includes: water, cable tv\*, landscaping, street & driveway snow removal, waste collection, building insurance & common elements)

**ROYAL LEPAGE** Signature Realty  
IND. OWNED & OPERATED BROKERAGE

*Karen*  
**MOLLARTEAM**  
EXCEEDING YOUR EXPECTATIONS

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Prospective purchasers should satisfy themselves as the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.

[www.53Stonedale.com](http://www.53Stonedale.com)





# 53 Stonedale Placeway

### SPECIAL FEATURES

- Very Rare Renovated Two-Storey Unit
- All New Copper Wiring
- 100 Amp Service
- New Ceilings
- Beautiful backyard perennial garden
- Renovated basement with 4 piece bathroom
- Direct access to garage from home
- Built-in sound system
- Central Air Conditioning
- Backs on to Detached Homes

### EXTERIOR

- Single car garage
- One car parking
- Mature trees and shrubs
- Patterned concrete stairs and patio

### BACK GARDEN

- Mature perennial garden
- Private
- Backs on to detached homes

### MAIN FLOOR

- Hardwood flooring
- Built-in media cabinet

### FOYER

- Porcelain flooring with mosaic accent
- Coat closet

### 2 PIECE POWDER ROOM

- Porcelain flooring
- Custom vanity with granite countertop

### KITCHEN

- Ceramic tile flooring
- Inlay stainless steel corner sink
- Drinking water filter system
- Granite countertop breakfast bar with built-in storage
- Stainless steel Maytag French door fridge with water & ice dispenser (not connected)
- Stainless steel KitchenAid stove
- Built in stainless steel KitchenAid dishwasher
- Pot lights
- Overlooks backyard
- Under cabinet lighting

### LIVING ROOM

- Hardwood flooring
- Crown molding
- Bay window
- Built-in surround sound

### DINING ROOM

- Hardwood flooring
- Crown molding
- Sliding door walk-out to patio and garden

### 2ND FLOOR

- Hardwood flooring
- Linen closet with roughed-in washer & dryer

### PRIMARY BEDROOM

- Hardwood flooring
- Crown molding
- Double walk in closet
- Built-in organizers and lighting
- Picture window
- Built-in surround sound
- Overlooks back garden

### 4 PIECE BATHROOM

- Ceramic tile flooring
- Custom vanity
- Ceramic tiled decorative walls
- Standing glass shower
- Deep Jacuzzi jet tub

### BEDROOM

- Hardwood flooring

### BEDROOM

- Hardwood flooring
- Double closet with organizers

### LOWER LEVEL

- Storage closet
- Access to garage

### LAUNDRY ROOM

- Ceramic tile flooring

### RECREATION ROOM

- Laminate flooring
- Pot lights
- Closet

### 4 PIECE BATHROOM

- Ceramic tile flooring



## 53 Stonedale Placeway

North York, ON

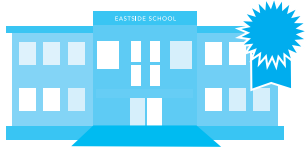
HOODQ ADDRESS REPORT™

Karen Millar  
416.443.0300  
karenmillarteam.com



### SCHOOLS

With so many assigned and local public schools very close to this home, your kids can thrive in the neighbourhood.



#### É Élém Jeanne-Lajoie

Designated Catchment School  
Grades PK to 6  
150 Carnforth Rd

#### Windfields Middle School

Designated Catchment School  
Grades 6 to 8  
375 Banbury Rd

#### ÉS Étienne-Brûlé

Designated Catchment School  
Grades 7 to 12  
300 Banbury Rd

#### Denlow Public School

Designated Catchment School  
Grades PK to 5  
50 Denlow Blvd

#### York Mills Collegiate Institute

Designated Catchment School  
Grades 9 to 12  
490 York Mills Rd

### PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



#### Mossgrove Park

57 Mossgrove Trl



2 min

#### Longwood Park

38 Longwood Dr



4 min

#### Ames Park

272 Banbury Rd



4 min

#### FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds  
4 Tennis Courts  
1 Trail

1 Sports Field  
1 Ball Diamond

### TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away and the nearest rail transit stop is a 21 minute walk away.



#### Nearest Rail Transit Stop

Oriole GO



#### Nearest Street Level Transit Stop

Leslie St At York Mills Rd  
South Side



3 min

### SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 2.07km.



#### North York General Hospital

4001 Leslie St



#### Fire Station

143 Bond Ave



#### Police Station

50 Upjohn Rd

### CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.



#### Coffee



#### Gym



#### Grocery



#### Gas Station

HoodQ

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